

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, September 17, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

City Secretary

for the City of Fort Worth, Texas



CITY PLAN COMMISSION

SEPTEMBER AGENDA

Wednesday, September 23, 2015

1:30 PM

1000 Throckmorton St.

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/boards/planninganddevelopment/>

Commissioners:

Charles Rand, Chair CD 1

Jennifer Trevino, CD 2

Sloan Harris, CD 3

Mark Brast, CD 4

Robert Horton, CD 5

Stephanie Spann, CD 6

Jim Wietholter, CD 7

Don Boren, Vice Chair CD 8

Mike Brennan, CD 9

Bob Kelly, Alternate

I. WORK SESSION:

12:00 PM

Pre-Council Chamber

A. Correspondence & Comments

Staff & Chair

B. Lunch

C. Review of Cases on Today's Agenda

Staff

D. Briefing on Draft Five-Year Capital Improvement Plan

Staff

II. PUBLIC HEARING:

1:30 PM

Council Chamber

A. Approval of Previous Month's Minutes

B. Approval of Previously Recorded Final Plats

C. Continued Case (1)

1. 6001 Columbus Trail (Waiver Request). Council District 6.

- a. Being approximately 7.4 acres in the J. Asbury Survey, Abstract 52, City of Fort Worth, Tarrant County, Texas
- b. General Location: 6001 Columbus Trail.
- c. Applicant: Tarrant Regional Water District.
- d. Applicant Requests: Approval of a waiver of the requirement to plat property in order to obtain a building permit.
- e. Development Review Committee (DRC) Recommends: Denial of the requested waiver.

D. Consent Agenda (8)

2. FS-15-158 Lots 3B-R1 and 3B-R2, Trinity Gardens Addition. Council District 7.

- a. Being a replat of Lot 3B, Trinity Gardens Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-16, Page 41, PRTCT.
- b. Location: 6002 Utica Street.
- c. Applicant: Brad Inge.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

3. FS-15-165 Lots 5A and 5B, Block 18, Sunrise Addition. Council District 5.

- a. Being a replat of Lot 5, Block 18, Sunrise Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 1624, Page 277, PRTCT.
- b. Location: 5016 Cottey Street.
- c. Applicant: R3 Realty Group, LLC.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

4. CP-15-004 Ventana: 221.9 acres of Single-Family Detached and 47.6 acres of Private Open Space. Council District 3.

- a. Being approximately 279.5 acres in the S.A. & M.G. R.R. Co. Survey, Abstract No. A-1479; D.T. Finley Survey, Abstract No A-1903; Edward Taylor Survey, Abstract No. A-1560; T.F. Rogers Survey, Abstract No. A-1357; and E. Langston Survey, Abstract No. A-988, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Aledo Road and west of Rolling Hills Drive in the City of Benbrook.
- c. Applicant: Ventana 1, LLC.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of the concept plan which is in compliance with the Subdivision Ordinance.

5. PA-15-005 Q Club Eastchase Addition: 1 Single-Family Detached Lot. Council District 5.

- a. Being Lot 1, Block A, Q Club Eastchase Addition, as recorded in Cabinet A, Slide 5464 PRTCT.
- b. General Location: Southwest of Ederville Road, northwest of Eastchase Parkway, and northeast of Brentwood Stair Road.
- c. Applicant: Holdaray Partners LTD.
- d. Applicant Requests: Approval of the plat abandonment.
- e. DRC Recommends: Approval of the plat abandonment which is in compliance with the Subdivision Ordinance.

6. **PP-14-013 Tehama Bluffs (Revision): 165 Single-Family Detached Lots, 1 Multi-Family Lot, 2 Commercial Lots, and 11 Private Open Space Lots. Council District 7.**

- a. Being approximately 83.49 acres in the William McCowen Survey, Abstract No. 999, City of Fort Worth, Texas.
- b. General Location: Northwest corner of the intersection of I-35W and Heritage Trace Parkway.
- c. Applicant: D.R. Horton.
- d. Applicant Requests: Approval of the revision to the previously approved preliminary plat.
- e. DRC Recommends: Approval of the revision to the preliminary plat which is in compliance with the Subdivision Ordinance.

7. **PP-14-021 Edwards Ranch Clearfork (Revision): 15 Mixed Use Lots and 2 Open Space Lots. Council District 3.**

- a. Being approximately 32.69 acres in the Edwards, Lemuel J. Survey, Abstract No. 464 and the Beasley, Felix G. Survey, Abstract No. 134, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southwest corner of the intersection of Clearfork Main Street and Edwards Ranch Road.
- c. Applicant: Cassco Development Company, Inc.
- d. Applicant Requests: Approval of the revision to the previously approved preliminary plat.
- e. DRC Recommends: Approval of the revision to the preliminary plat which is in compliance with the Subdivision Ordinance.

8. PP-15-033 Glen Mills Village: 60 Single-Family Detached Lots and 1 Open Space Lot. Council District 7.

- a. Being approximately 11.153 acres in the Benjamin Thomas Survey, Abstract No. 14, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southwest of U.S. Highway 287 & 81, north of Rockmill Trail, and east of Old Decatur Road.
- c. Applicant: GMLB, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

9. PP-15-037 Queensborough Heights: 6 Single-Family Attached Lots and 1 Private Open Space Lot. Council District 7.

- a. Being a replat of Lots 1-3, Block 3, Queensborough Heights as recorded in Volume 310, Page 54, PRTCT.
- b. General Location: Southwest corner of the intersection of Crestline Road and Sutter Street.
- c. Applicant: Katigory Properties, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

E. New Cases (7)

10. VA-15-016 Portion of Valley Vista Drive. Council District 5.

- a. Being a portion of Valley Vista Drive in the City of Fort Worth, Tarrant County, Texas dedicated by the plat recorded in in Volume 388-190, Page 77, PRTCT
- b. General Location: South of the intersection of Valley Vista Drive and Tube Drive.
- c. Applicant: Valley Vista Realty Equities, LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of Valley Vista Drive.
- e. DRC Recommends: Approval of the vacation recommendation.

11. FS-14-202 Lot 1R, Block 6, Brooklyn Heights Addition (Waiver Request).
Council District 9.

- a. Being a replat of Lots 1-16, Block 6, Brooklyn Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 13, PRTCT.
- b. Location: 3479 Lovell Avenue.
- c. Applicant: Icon Lodging.
- d. Applicant Requests: Approval of a waiver of the requirement to dedicate an additional ten (10) feet of right-of-way for Lovell Avenue.
- e. DRC Recommends: Approval of the requested waiver.

12. FS-15-078 Lots 1R, and 2R, Block 3, Valley Vista Addition (Waiver Request).
Council District 5.

- a. Being a replat of Lots 1-2, Block 3 and Lot 3, Block 1, Valley Vista Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-190, Page 77, PRTCT.
- b. Location: 3451 Valley Vista Drive and 10600 Tube Drive.
- c. Applicant: Valley Vista Realty Equities, LP.
- d. Applicant Requests: Approval of a waiver of the requirement to extend a street stub out (Lake Brook Drive) from the adjacent property onto this plat boundary.
- e. DRC Recommends: Approval of the requested waiver.

13. PP-15-036 Ventana: 373 Single-Family Detached Lots and 15 Private Open Space Lots. Council District 3.

- a. Being approximately 117.2 acres in the S.A. & M.G. R.R. Co. Survey, Abstract No. A-1479; D.T. Finley Survey, Abstract No A-1903; Edward Taylor Survey, Abstract No. A-1560; and E. Langston Survey, Abstract No. A-988, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Aledo Road and west of Rolling Hills Drive in the City of Benbrook.
- c. Applicant: Ventana 1, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver of the requirement to provide two-tiers of residential lots between residential streets.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waiver.

14. PP-15-038 Rivercrest Addition: 6 Single-Family Detached Lots and 1 Shared Access Lot. Council District 7.

- a. Being a replat of Lots 13A, 13B, and 13C, Block 13, Rivercrest Addition, as recorded in Volume 388-0, Page 397, PRTCT.
- b. General Location: South of White Settlement Road and on the east side of Nursery Lane.
- c. Applicant: Harris & Associates.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat conditional on City Council approval of the related rezoning case.

15. PP-15-042 Aledo Ridge: 23 Residential Lots, 2 Private Open Space Lots and 1 Private Street Lot. ETJ-Parker County.

- a. Being approximately 33.15 acres in the I.&G.N. R.R. Co. Survey, Abstract Number 1778, Parker County, Texas.
- b. General Location: North of White Settlement Road and east of FM 3325.
- c. Applicant: Aledo Ridge LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow a cul-de-sac that is 1,604 feet in length and exceeds that maximum 1,350 feet allowed.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waiver.

16. PP-15-046 Eastchase Village: 119 Single-Family Detached Lots, 3 Commercial Lots, and 3 Private Open Space Lots. Council District 5.

- a. Being 27.435 acres in the D.C. Harrison Survey, Abstract No. 658, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Ederville Road, west of Eastchase Parkway, and north of Brentwood Stair Road.
- c. Applicant: Holdaray Partners LTD and POP Holdings, LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of waivers to allow Street C to intersect Ederville Road 369 feet from the intersection of T Square Road rather the minimum 600 feet allowed; to allow Block A that is 1,718 feet in length which exceeds the 1,320 feet maximum length allowed; and of the requirement to dedicate an additional six (6) feet of right-of-way for Ederville Road and five (5) feet for Eastchase Parkway.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waivers.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Fort Worth Council Chamberes es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.